



STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code
Section 3307.10 Variances by City Council

A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.

B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

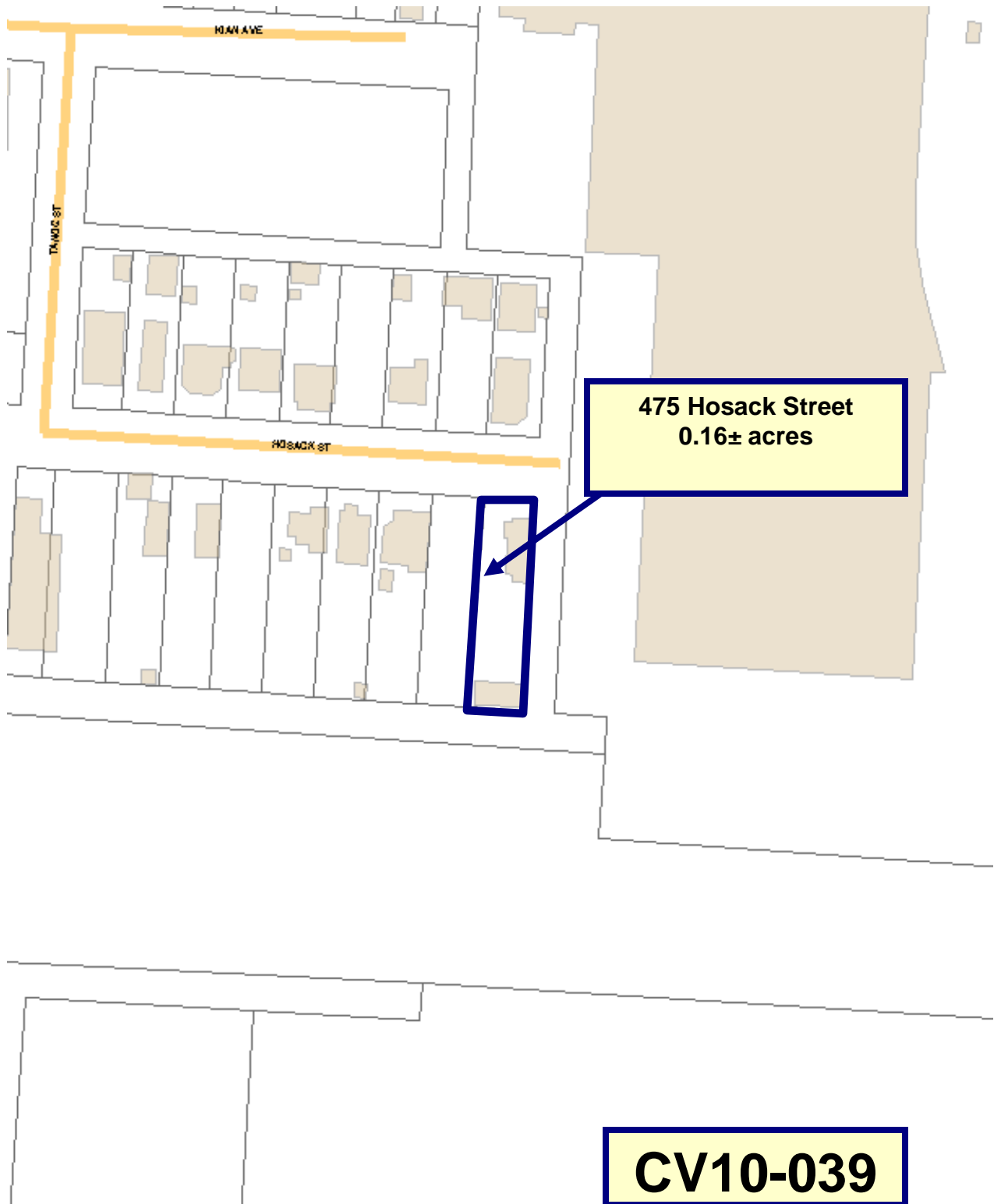
In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

When we got this house we did not know that it was coded m-manufacturing and according to Section 3363.01 and we are unable to add on to the house. We need 2 bedrooms added on because we are a family of 4 with 2 children and we need these rooms. I knew that in the past a couple of houses on my street have been approved for variances

Signature of Applicant Elmer Blankenship Date 11/1/10





Dana,

The Columbus South Side Area Commission has approved the variance request for 475 Hosack to build an addition to their home in an M zoned area.

Per our conversation, CSSAC agrees that this must meet the R3 standards and in the event that any additional variances are needed once the plans have been submitted that those variances will be considered by the CSSAC at the time those are submitted.

The property owner has the signed standard recommendation form from CSSAC. If you should have any questions feel free to email me.

On Tue, Nov 23, 2010 at 4:14 PM, Hitt, Dana <DAHitt@columbus.gov> wrote:

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MVA Holiday Cookie Sale is Saturday, Dec 4th 10a-2p. The Village of Lights Tour is Saturday, Dec 4th 6p-8p. The MVA Holiday Potluck is Wednesday, Dec 8th, 7p. More information is on our website. You can also renew your membership online as well.

Joseph A. Stefanko
MVA Vice President
www.merionvillage.org
Columbus South Side Area Commission
District Three Representative
CSSAC Zoning Committee Chairperson

City of Columbus | Department of Development | Building Services Division | 757 Cardyn Avenue Columbus, Ohio 43224



PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # CV10-039

Being first duly cautioned and sworn (NAME) Elmer Blankenship
of (COMPLETE ADDRESS) 475 Hosack Street Columbus, Ohio 43207
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following formats

- Name of business or individual
- Business of individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

Elmer Blankenship
475 Hosack Street
Columbus, Ohio 43207
614-670-8765

If applicable, check here if listing additional parties on a separate page (required)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 1 day of Nov, in the year 2010

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Grace A. Terry
2-15-11

This Project Disclosure Statement expires six months after date of notarization.



GRACE A. TERRY
Notary Public, State of Ohio
My Commission Expires 02-15-11